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Nauset Construction completes pair of tenant fit-outs at 10 Winthrop Sq. office building

June 23, 2023 - Front Section



Boston, MA Nauset Construction has completed the second of two interior fit-outs for tenants at 10 Winthrop Sq. Extensively renovated and rebranded as 10W, the historic, six-story, “quintessential jewel box” building has been reimagined as a distinguished office and retail destination. Located in the Financial District between Post Office Sq. and Downtown Crossing, across from the new Winthrop Center, Nauset transformed the 4,100 s/f 2nd and 3rd floor spaces from core and shell into class A office space. The office suites retain the elegance and character of the historic building originally constructed in 1872 while incorporating modern office design and amenities.

“As tenants downsize their office footprints, they are also striving to provide a more enticing work

environment for employees returning from remote work,” said Marcel Safar, Esq., founding principal of Chevron Partners. “Nauset has delivered on the thoughtful design of these office suites, ensuring that 10W affords a comfortable workspace that promotes interaction and collaboration while also providing a welcoming space for client visits.”

The suites are similar in layout, with materials and finishes typically reserved for high-end residential construction, and the tenants brought their own design aesthetic to the spaces. Each suite was constructed with a central workspace, surrounded by exterior offices on the perimeter. The individual offices were designed with glass doors and partitions to maintain an open space feel while allowing for abundant natural light as well as suspended overhead lighting. The existing ceiling beams, original exposed brick, and cast iron columns were left intact and reconditioned to meet the aesthetic choices of each tenant. Nauset installed hardwood flooring throughout, and the lounge area features custom millwork with under-cabinet lighting, granite countertops, and high-end Beko appliances.

The second-floor suite was designed by the Huntsman Architectural Group for a global investment management firm and includes a second-floor terrace with a gas fire pit and a custom glass railing that overlooks Winthrop Sq. The third-floor suite was designed by Adige Design, a European material sourcing company, which also supplied the materials and design for the 10W lobby. The office features a gas fireplace in the conference room and is occupied by an international executive search firm.

This is the second collaboration between Nauset Construction and Chevron Partners, a developer of mixed-use, historic boutique properties in the city. Last year, Nauset began the transformation of an 1880 Back Bay double-wide brownstone into five luxury boutique condominiums now known as Maison Commonwealth, at 260 and 262 Commonwealth Ave.

Nauset has an extensive background in restoring and adapting historic spaces into new uses, including Old Quincy City Hall, Cary Hall in Lexington, the Brazilian Consulate in Boston’s Financial District, and 907 Main, a boutique hotel and restaurants in Central Square, Cambridge.

With other tenants occupying the building, the project required extensive off-hour work and creative solutions to a myriad of challenges, including material deliveries in bustling Winthrop Square and noise and dust control within the building. “These projects played to Nauset’s strengths – working in occupied properties in tight urban infill areas,” said Benjamin Goldfarb, vice president of Nauset Construction. “Working with a developer like Chevron Partners – that honors the integrity of the historic properties they re-invigorate – is a source of pride for our project teams.”

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